

## \$239,000 - 1405 6608 28 Avenue, Edmonton

MLS® #E4434130

**\$239,000**

1 Bedroom, 1.00 Bathroom, 764 sqft

Condo / Townhouse on 0.00 Acres

Kameyosek, Edmonton, AB

55+ TURNKEY CONDO! Fully remodelled one bedroom with sweeping east-facing views PLUS IN-SUITE LAUNDRY & AIR CONDITIONING. The walkability to everything here is 10+++ . Stroll over to Mill Woods Town Centre to enjoy a coffee or a gift shopping trip. Enjoy a massive green space directly across the street or grab a fitness class or a swim at the nearby city recreation centre. A short drive to Costco and major arteries connecting to the rest of the city. Edmonton's brand new Valley Line LRT is steps outside the building. CONDO FEE INCLUDES ALL UTILITIES (even electricity) + BASIC CABLE. TITLED U/G PARKING STALL. The building is well lit & comes w/ STORAGE UNIT. This adult community is connected to Shepherd's Care Facility providing you access to full care services if ever needed. A full service dining room is available for main floor meals/in-suite delivery - all for a fee. All residents have access to the guest suite, 4th floor patio & garden, chapel & social room. Lovely place to land!

Built in 2008

### Essential Information

MLS® # E4434130

Price \$239,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 764                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1405 6608 28 Avenue |
| Area        | Edmonton            |
| Subdivision | Kameyosek           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6K 2R1             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Assisted Living, Deck, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Security Door, Social Rooms, Storage Cage |
| Parking Spaces | 1  |
| Parking        | Heated, Parkade, Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Heat Pump, Natural Gas   |
| # of Stories      | 15   |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|          |                  |
|----------|------------------|
| Exterior | Concrete, Stucco |
|----------|------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby |
| Roof              | EPDM Membrane  |
| Construction      | Concrete, Stucco   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 28            |
| Zoning         | Zone 29       |
| Condo Fee      | \$442         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 30th, 2025 at 8:32am MDT